

PineRidge Homeowners Association

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Agenda for the July 16, 2014 Quarterly Board of Directors Meeting for
Pine Ridge Master Association
To be held at the CPN HOA #2 Clubhouse at 7:00 PM

AGENDA:

- A. ESTABLISH QUORUM:
- B. MINUTES OF LAST QUARTERLY MEETING:
- C. GROUNDS:
 - 1. Street Resurfacing project
 - a. Pavement issues
 - b. Payment, amount / hold back
- D. FINANCIALS:
 - 1. Financial Report as of June 30, 2014
 - 2. A/R issues
- E. OLD BUSINESS:
 - 1. Security for mail box area area
- F. NEW BUSINESS:
 - 1 Drainage issues on PR Terrace
 - 2 Community Summer Party
- G. OPEN FORUM
- H. ADJOURNMENT

NEXT MEETING IS OCTOBER 15, 2014

PINE RIDGE HOMEOWNER ASSOCIATION

MINUTES OF THE APRIL 16, 2014 QUARTERLY BOARD OF DIRECTOR MEETING

CALL TO ORDER

Don Van Putten, President called the meeting to order at 7:25 PM. Directors present: Bill Gratrix, Frank Mancini & Mike Mauck. Kathy McCracken was absent. Also present was Ron Valiga of Hallmark Management.

OPEN FORUM: One Member was present. Flowers at the front entry were discussed. Up to \$500 was budgeted / approved for the project.

MINUTES:

The minutes of the 1/15/14 regular meeting and the 3/3/14 Special meeting were approved with one spelling correction. (Abandoned, not abandon) on a motion by Frank, 2nd by Bill.

GROUNDS:

Frank reviewed the street work being done. Most of the concrete work was completed before the winter weather came in. Work has resumed with the cut outs and patches completed over the large crack areas. 3 concrete areas are to be re-poured (1 warranty area near mailboxes, 1 area missed during fall concrete work and a new area across from 7533) before the final asphalt overlay is applied. The overlay is scheduled for May 2, weather permitting. The Ridge Golf Course has approved parking during the project. The streets will be closed during the overlay, but opened during the evening. Frank reviewed the contract and noted that there was no damage found to the road base. He also noted the free crack fill done last fall and the good working and accountability relationship with the vendor. The depth of the asphalt base is 7-8" vs. the 6" it was thought to be. Three speed humps were approved at the special meeting held on 3/3/14. Bill notes the liability to the HOA in the event of an accident on the HOA streets. A radar gun has been used to track the speed of vehicles on PR Trail. The owner of 7676 expressed his adamant disapproval of speed bumps on PR streets. Financing of the paving project took place. The vendor has agreed to carry any short fall in the project to the Q4 dues are received.

FIRE MITIGATION: Barb Saenger is working on a Community Wide Protection Plan (CWPP) with outside entities. It was noted that the mitigation done in late 2013 had Douglas County and South Metro Fire approval. The Board noted its commitment of \$5,000 per year funding to fire mitigation is not abandon, however the 2013 mitigation was completed late in 2013 and the project will be budgeted for in the 2015 budget. On a motion by Frank, 2nd by Bill, fire mitigation was tabled till the spring of 2015.

FINANCE:

The financial report for March 31, 2014 was accepted on a motion by Bill, 2nd by Frank.

OTHER BUSINESS:

A security camera at the mailbox and entries was discussed. On a motion by Bill, 2nd by Frank up to \$500 was approved for the project.

ADJOURNMENT:

As no further business was brought before the Board, the meeting was adjourned at 8:55 PM.

Respectfully submitted
Kathy McCracken, Secretary